



April 15, 2015

Item No. 2

**AUTHORIZATION TO EXECUTE TASK ORDER COMPETITIVE CONTRACTING
CONTRACTS WITH THE FOLLOWING CONTRACTORS FOR GENERAL
CONTRACTOR SERVICES - CHA WIDE:**

All Chicago, Inc.	Oakk Construction Co., Inc.
Apex Construction Group, Inc.	Oakley Construction Co., Inc.
CCC JV	Old Veteran Construction, Inc.
Cordos Development & Associates	OVC - S3JV
Cornerstone Contracting, LLC	Paschen Milhouse JVII
Done Rite Construction Services, Inc.	Powers & Sons Construction Co.
Friedler Construction Co.	The Bowa Group, Inc.
Genesis Construction & Carpentry Service, Inc.	Tropic Construction Corp.
Madison Construction Co.	Wight-Scale JV
Maxwell Services, Inc.	

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute nineteen (19) Task Order Competitive Contracting (“TOCC”) contracts for construction services for task order work at various Chicago Housing Authority (“CHA”) properties with the following contractors, with a minimum guaranteed value of work of \$50,000 and the initial not-to exceed amounts listed below, with a base term of two years and one (1) one-year extension option:

All Chicago, Inc.	\$5,000,000
Apex Construction Group, Inc.	\$5,000,000
CCC JV	\$5,000,000
Cordos Development & Associates	\$5,000,000
Cornerstone Contracting, LLC.	\$5,000,000
Done Rite Construction Services, Inc.	\$2,500,000
Friedler Construction Co.	\$5,000,000
Genesis Construction & Carpentry Serv., Inc.	\$1,000,000
Madison Construction Co.	\$5,000,000
Maxwell Construction, Inc.	\$2,500,000
Oakk Construction Co., Inc.	\$5,000,000
Oakley Construction Co., Inc.	\$5,000,000
OVC - S3JV	\$1,000,000

Old Veteran Construction, Inc.	\$5,000,000
Paschen Milhouse JV II	\$5,000,000
Powers & Sons Construction Co.	\$5,000,000
The Bowa Group, Inc.	\$1,000,000
Tropic Construction Corp.	\$5,000,000
Wight-Scale JV	\$5,000,000

It is further recommended that the Board authorize an additional \$39,000,000 to be set aside as reserve capacity from which funds may be allocated to the TOCC Contracts at the discretion of the Contracting Officer. The total aggregate amount of the nineteen (19) contracts and the reserve capacity fund is not-to-exceed \$117,000,000, all of which may be allocated for Contract amendments, task orders, and task order modifications as may be appropriate for TOCC Program expenditures without any further Board action.

The Capital Construction Department will provide quarterly updates to the Board regarding the status and performance of the TOCC Program.

Each TOCC Contract, and each Task Order issued pursuant thereto shall be subject to CHA's compliance requirements, including each Contractor's compliance with CHA's MBE/WBE/DBE and Section 3 requirements.

CORPORATE GOAL: Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

FUNDING: General Fund

GENERAL BACKGROUND /EXPLANATION

The TOCC Program is modeled on the Indefinite Delivery Indefinite Quantity ("IDIQ") contracts provisions of the Federal Acquisition Regulations, Section 16.504. This type of contract allows for an indefinite quantity of services to be supplied as needed over a fixed period of time. General Contractors, initially chosen by the Chicago Housing Authority through a Request for Proposal, are issued task order contracts, and pursuant thereto are awarded task orders through competitive bidding amongst themselves as projects occur.

Since 2007, the Capital Construction Department ("CCD") has successfully utilized IDIQ programs for projects valued up to \$3,000,000, and task order contracts throughout the Rehabilitation, Scattered Sites and Capital Maintenance programs. TOCC Task Orders also allow CCD to react more efficiently to maintenance and repair needs in the developments for projects valued up to \$3,000,000. The ability to work with an established group of general contractors significantly reduces the time needed to move from project design to construction, while still retaining the cost control advantages of competitive bidding.

The TOCC method offers the CHA the opportunity to maintain qualified firms under contract that will have the opportunity to competitively bid on work as it becomes available by Request for Services ("RFS") Task Orders. Each General Contractor (GC) within the respective group will respond to a RFS by a sealed Lump Sum Base Bid. The award will be made to the lowest responsive, responsible bidder.

TOCC is a method that gives the CHA the ability to successfully meet its goals by providing:

- An ability to respond more quickly to smaller scale construction projects than is available using the Invitation for Bid or Request for Proposal solicitation formats.
- The flexibility of having firms under contract who can build a history of experience with our construction projects.
- An opportunity for smaller and Section 3 firms to work with the Chicago Housing Authority, and grow through that experience.

The CHA will assign General Contractors to one or more of the following groups based on their proposal selection and requisite qualifications. The CHA will offer task order bidding opportunities to each group in a manner to provide fair opportunities for GCs to bid on construction projects. There is no limitation to the number of groups to which a vendor may be assigned, subject to the GCs ability to secure bonding within the task order value the group represents.

Group A: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued from \$100,000.00 to \$500,000.00; and

Group B: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued over \$500,000.00 to \$1,500,000.00;

Group C: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued over \$1,500,000.00 to \$3,000,000.00.

PROCUREMENT HISTORY

Request for Proposal No.: RFP 14-01328

Contract Type:

Construction

Publications: Chicago Sun-Times,

Defender, Extra, CHA website,

BuySpeed

Vendor List: 109

Pre-Proposal Date: July 31, 2014

Solicitation Due Date: September 30, 2014

Solicitation Release Date:

Jul 23, 2014

Days Advertised: 30 Days

Section 3 City of Chicago MBE: 413

Assist Agencies: 66

Addendums: 4

Addendum No. 1 issued 8/14/2014

Addendum No. 2 issued 8/29/201

Addendum No. 3 issued 9/22/2014

Addendum No. 4 issued 9/23/2014

	Recommended Awardees	M/W/DBE & Section 3 Status
1	All Chicago, Inc.	MBE
2	Apex Construction Group, Inc.	Section 3
3	CCC JV	
4	Cordos Development & Associates	
5	Cornerstone Contracting, LLC	
6	Done Rite Construction Services, Inc.	MBE/Section 3
7	Friedler Construction Co.	
8	Genesis Construction & Carpentry Services, Inc.	MBE/Section 3

9	Madison Construction Co.	
10	Maxwell Services, Inc.	M/WBE & Section 3
11	Oakk Construction Co. Inc.	
12	Oakley Construction Co., Inc.	MBE/Section 3
13	OVC-S3 JV	MBE/Section 3
14	Old Veteran Construction, Inc.	MBE
15	Paschen Milhouse Joint Venture II	MBE
16	Powers & Sons Construction Co.	MBE
17	The Bowa Group, Inc.	Section 3
18	Tropic Construction Corp.	MBE
19	Wight-Scale JV	M/WBE

The CHA will award Task Order Competitive Contracts for a base period of two (2) years and reserves the right to extend the Contracts, at its sole discretion, for one (1) one-year option.

The Evaluation Committee consisted of three (3) members from the Capital Construction Department. Twenty-three (23) Respondents were evaluated. Procurement recommended the competitive range of fifty (50) points and above as a passing score, the range established by the previous IDIQ Task Order RFP (Dec 2011). Upon review of all proposals, nineteen contractors were recommended for award.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Deputy Chief of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend approval of this item accordingly.

The Deputy Chief of the Capital Construction Department concurs with the recommendation to approve the award of the TOCC Contracts to the 19 general contractors referenced above and the approval of \$39,000,000 in funding to be set aside as reserve capacity.

The CEO/President also recommends the approval of the award of the TOCC Contracts to the 19 general contractors referenced above and the approval of \$39,000,000 in funding to be set aside as reserve capacity.

RESOLUTION NO. 2015-CHA-27

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated April 15, 2015 entitled “AUTHORIZATION TO EXECUTE TASK ORDER COMPETITIVE CONTRACTING CONTRACTS WITH THE FOLLOWING CONTRACTORS FOR GENERAL CONTRACTOR SERVICES - CHA WIDE:

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Done Rite Construction	Powers & Sons Construction
Friedler Construction	The Bowa Group, Inc.
Genesis Construction & Carpentry	Tropic Construction
Madison Construction	Wight-Scale JV
Maxwell Services, Inc.	

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to execute nineteen (19) Task Order Competitive Contracting (“TOCC”) contracts for construction services for task order work at various Chicago Housing Authority (“CHA”) properties with the following contractors, with a minimum guaranteed value of work of \$50,000 and the initial not-to exceed amounts listed below, with a base term of two years and one (1) one-year extension option:

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Friedler Construction	\$5,000,000
Genesis Construction & Carpentry	\$1,000,000
Madison Construction	\$5,000,000
Maxwell Construction	\$2,500,000
Oakk Construction	\$5,000,000
Oakley Construction	\$5,000,000
OVC - S3JV	\$1,000,000
Old Veteran Construction	\$5,000,000
Paschen Milhouse JV II	\$5,000,000
Powers & Sons Construction	\$5,000,000
The Bowa Group, Inc.	\$1,000,000
Tropic Construction	\$5,000,000
Wight-Scale JV	\$5,000,000

The Board further authorizes an additional \$39,000,000 to be set aside as reserve capacity from which funds may be allocated to the TOCC Contracts at the discretion of the Contracting Officer. The Board authorizes the Contracting Officer to evaluate requests from the Capital Construction Department to utilize the reserve capacity funds to adjust the not-to-exceed values of the contracts. The total aggregate amount of the nineteen (19) contracts and the reserve capacity fund is not-to-exceed \$117,000,000, all of which may be allocated for Contract amendments, task orders, and task order modifications as may be appropriate for TOCC Program expenditures without any further Board Action.

The Capital Construction Department shall provide quarterly updates to the Board regarding the status and performance of the TOCC Program.

This award is subject to CHA's bonding and insurance requirements. Each TOCC Contract, and each Task Order issued pursuant thereto shall be subject to CHA's Compliance requirements, including each Contractor's compliance with CHA's MBE/WBE/DBE and Section 3 requirements.

